

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Asheville Consortium State: NC

PJ's Total HOME Allocation Received: \$19,689,664 PJ's Size Grouping*: B

PJ Since (FY): 1993

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	97.36 %	89.36 %	2	90.66 %	94		92
% of Funds Disbursed	92.71 %	81.30 %	1	81.06 %	97		96
Leveraging Ratio for Rental Activities	13.69	6.07	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	90.85 %	87.53 %	13	81.27 %	42		39
% of Completed CHDO Disbursements to All CHDO Reservations***	71.09 %	70.97 %	11	68.23 %	47		45
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.90 %	77.66 %	8	79.86 %	73		66
% of 0-30% AMI Renters to All Renters***	34.91 %	36.84 %	9	44.82 %	32		31
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.87 %	1	94.65 %	100		100
Overall Ranking:				In State:	6 / 18	Nationally:	69 68
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$7,107	\$9,894		\$25,419	802 Units		58.70 %
Homebuyer Unit	\$15,970	\$11,266		\$14,530	266 Units		19.50 %
Homeowner-Rehab Unit	\$19,897	\$24,072		\$20,251	170 Units		12.40 %
TBRA Unit	\$1,901	\$1,758		\$3,156	129 Units		9.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Asheville Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,774	\$102,893	\$18,692
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	69.2	54.1	84.7	51.9
Black/African American:	27.7	24.1	14.1	46.5
Asian:	0.2	0.4	0.0	0.0
American Indian/Alaska Native:	0.4	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.8	0.0	0.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.4	0.0	0.8
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.0	0.6	0.0

ETHNICITY:

Hispanic	2.2	19.2	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	61.7	20.7	50.0	48.1
2 Persons:	17.5	23.3	28.2	22.5
3 Persons:	10.5	18.0	11.8	16.3
4 Persons:	7.0	20.3	7.6	9.3
5 Persons:	2.2	10.5	1.8	2.3
6 Persons:	1.1	2.6	0.0	0.8
7 Persons:	0.0	2.3	0.0	0.8
8 or more Persons:	0.0	2.3	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.7	24.8	10.0	45.7
Elderly:	43.0	4.9	59.4	3.1
Related/Single Parent:	23.4	33.1	12.9	34.9
Related/Two Parent:	8.4	33.5	11.8	3.9
Other:	2.5	3.8	5.9	12.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	50.7	0.0 [#]
HOME TBRA:	0.1	
Other:	14.2	
No Assistance:	34.9	

of Section 504 Compliant Units / Completed Units Since 2001 126

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Asheville Consortium

State: NC

Group Rank: 69
(Percentile)

State Rank: 6 / 18 PJs

Overall Rank: 68
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	90.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	71.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.04	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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